

From: [Lori Silverman](#)
To: ChapmanwoodsCSD@planningla.gov; gabriel.barreras@psomas.com; [Kristina Kulczykki](#); [DRP Public Comment](#)
Subject: Planning Hearing Agenda Item #5 - community comment
Date: Tuesday, November 8, 2022 2:22:16 PM

CAUTION: External Email. Proceed Responsibly.

RE: Los Angeles County Department of Regional Planning - Public Hearing
Agenda Item #5
Project#: PRJ2021-003368 Chapman Woods Community Standards District- Draft

Community Comment from
Lori Silverman, Resident
3328 Grayburn Road, Pasadena CA

To whom it may Concern,

I appreciate the opportunity to review and comment on the draft CSD as I was unable to attend the rescheduled community meeting time. I submit the following comments and concerns for public record and consideration at the hearing on Wednesday Nov 9th.

While I am in support of the stated goal of the CSD and acknowledge a need for updating CW CSD, I have the following items of disagreement and concern:

K. Community Identified Architectural Styles:

7. Minimal Traditional

- a. Required elements
 - i. building massing.

I disagree that the primary residential structure be wholly limited to one story in height and request that this be amended for the following reasons:

Restricting a second story may not “promote the preservation of the architecture”, but rather the unintended opposite affect, by force maximizing building lot coverage and sacrificing open space (specifically on smaller lots) and potentially targeting the removal of this architectural style for another less restrictive architectural option. (This is specific to the minimal traditional and to a lesser degree the ranch style on smaller or restricted lots) I believe this rule does not uphold the stated goal of the chapman woods CSD and suggest that appropriate minimal traditional style ‘architectural element guidelines’ can be identified and incorporated which would allow for appropriate second story addition options.

Other comments which may have been addressed in the revised Draft :

FIGURE 22.362.060-J: FENESTRATION AND SPACING diagram:

accentuates a symmetrical condition which is contrary to several architectural styles(Spanish Revival). I suggest a diagram example be added to show a balanced condition

I. lighting:

No glare shall be permitted – I recommend that glare definition include: direct views of fixture light source (bulb)

Recommend that sharp cut off fixtures be utilized to prevent direct visible light source glare. Glass surround fixtures should be selected or modified to use frosted glass to prevent glare caused by direct view of light source/bulb.

Max height lowered to 12-15' I recommend adding Maximum height be reduced to 12' as 20' is too high for residential conditions.

I appreciate your time and effort to uphold the the Community process for all.

Sincerely,

Lori Silverman

626-578-9338

Lori Silverman, Landscape Architect